CITY OF CHICAGO - ZONING BOARD OF APPEALS FRIDAY - November 18, 2011 121 N. LaSalle Street - Room 200

9:00 A.M.

364-11-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: Arkita S. Jones **OWNER:** Claremont Holdings, LLC

PREMISES AFFECTED: 2339 W. Howard Street

SUBJECT: Application for a special use to permit the establishment of a proposed beauty

salon.

365-11-S ZONING DISTRICT: B3-2 WARD: 33

APPLICANT: Luis Cordero

OWNER: Same

PREMISES AFFECTED: 3519 W. Lawrence Avenue

SUBJECT: Application for a special use to permit the expansion of an existing hair salon.

366-11-S ZONING DISTRICT: B3-1.5 WARD: 47

APPLICANT: Blanca P. Robles **OWNER:** Rayan Brothers Enterprises

PREMISES AFFECTED: 1710-12 W. Lawrence Avenue

SUBJECT: Application for a special use to permit the establishment of an animal services

facility.

367-11-S ZONING DISTRICT: B3-1 WARD: 50

APPLICANT: Urban Partnership Bank

OWNER: Same

PREMISES AFFECTED: 7547-59 N. California Avenue

SUBJECT: Application for a special use to permit an existing one-lane drive-thru facility to

serve an existing bank.

368-11-S ZONING DISTRICT: B1-1 WARD: 40

APPLICANT: Alshore House Inc.

OWNER: Same

PREMISES AFFECTED: 2840 W. Foster Avenue

SUBJECT: Application for a special use to permit the expansion of an existing one-story

nursing home with a proposed one-story addition.

369-11-S ZONING DISTRICT: C1-3 WARD: 25

APPLICANT: Chinese Christian Union Church **OWNER:** Chinese Christian Union Church

PREMISES AFFECTED: 2263 S. Wentworth Avenue

SUBJECT: Application for a special use to permit the expansion of an existing church with a proposed 3rd floor addition for private elementary school classes located on the 3rd floor.

370-11-S ZONING DISTRICT: C1-1 WARD: 45

APPLICANT: Elston Center, a series of Howard-Lehigh Holdings LLC

OWNER: Same

PREMISES AFFECTED: 5360 N. Elston Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed one-story

bank with four drive-thru lanes.

371-11-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Nicole Moret Schumacher and Adam Schumacher

OWNER: same

PREMISES AFFECTED: 2018 W. Wabansia Avenue

SUBJECT: Application for a variation to reduce the total combined side yard setback to 3'-4"

from 4'-8" to allow a two-story rear addition with a rear one-story deck and a rear detached two-car garage to an existing single-family residence (Deconversion from two dwelling units)

372-11-S ZONING DISTRICT: B1-3 WARD: 48

APPLICANT: JP Morgan Chase Bank, National Association

OWNER: 5719 N. Broadway LLC

PREMISES AFFECTED: 5715 N. Broadway

SUBJECT: Application for a special use to permit the expansion from two existing drive-thru

lanes to three drive-thru lanes to serve an existing bank.

373-11-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Delta Real Estate Investments, LLC

OWNER: Same

PREMISES AFFECTED: 1847 W. Armitage Avenue

SUBJECT: Application for a variation to increase the floor area ratio by no more than 15% to duplex a third floor dwelling unit into an unfinished attic within the existing three-story three-dwelling unit front building (two buildings on lot).

374-11-Z ZONING DISTRICT: B3-1 WARD: 18

APPLICANT: Mark Porcaro

OWNER: Same

PREMISES AFFECTED: 8355 S. Pulaski Road

SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license inside an existing tavern within 125' of a residential zoning district.

375-11-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: T.M.D. Corporation of Illinois

OWNER: Aaron Collard

PREMISES AFFECTED: 515 E. 47th Street

SUBJECT: Application for a special use to permit the establishment of a proposed tavern.

CONTINUANCES

2:00 P.M.

116-11-Z ZONING DISTRICT: B3-3 WARD: 1

APPLICANT: Joshua Nadolna

PREMISES AFFECTED: 1314 N. Wicker Park Avenue

SUBJECT: Application for a variation to increase the height of an existing building from the permitted 50' to 54'-10" for a fifth level stairway enclosure.

204-11-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: GVP Abbot LLC

OWNER: Same

PREMISES AFFECTED: 1952 N. Orchard Street

SUBJECT: Application for a variation to reduce the required total side yard combination from the required 5' to 4.1" and reduce the rear setback from 34.55' to 23.6' for a proposed single-family residential building.

230-11-S ZONING DISTRICT: B2-1 WARD: 41

APPLICANT: Prince Hookah Lounge, Inc.

OWNER: Mark Rzepjowski

PREMISES AFFECTED: 5001 N. Harlem Avenue

SUBJECT: Application for a special use to permit the establishment of a proposed hookah

lounge.

231-11-S ZONING DISTRICT: B1-1 WARD: 45

APPLICANT: Devon Realty, Inc. **OWNER:** Devon Realty, Inc.

PREMISES AFFECTED: 5364 W. Devon Avenue

SUBJECT: Application for a special use to permit the establishment of an accessory drive-through facility to serve a proposed restaurant.

272-11-S ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: Chicago Match Race, NFP **OWNER:** 673 Roscoe Property, LLC

PREMISES AFFECTED: 673 W. Roscoe Street

SUBJECT: Application for a special use to permit the establishment of a private club/lodge.

273-11-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: Chicago Match Race, NFP **OWNER:** 673 Roscoe Property, LLC

PREMISES AFFECTED: 673 W. Roscoe Street

SUBJECT: Application for a variation to reduce the required 10' total combined side yards with neither less than 4' to 7' total with 3'-6" each east and west side yards, and reduce the required 39.92' rear yard setback to 37.33' to allow a rear 4-story elevator enclosure addition and a fourth floor to an existing building.

285-11-S ZONING DISTRICT: B3-1 WARD: 31

APPLICANT: Daniel Rojas **OWNER:** Anton Skukan

PREMISES AFFECTED: 2924 N. Pulaski Road

SUBJECT: Application for a special use to permit the establishment of a barber shop

311-11-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Mr. & Mrs. Thomas C. Harmening

OWNER: Same

PREMISES AFFECTED: 1834 N. Cleveland Avenue

SUBJECT: Application for a variation to reduce the north side setback from 2' to .6" and the south side setback from 2' to 1' and to reduce the total side setback combination from 4' 8" to 1'-6" to allow a proposed 3-story single-family residential building and rear garage with an open roof deck.

347-11-S ZONING DISTRICT: M1-1 WARD: 41

APPLICANT: Glensaul LLC

OWNER: Chicago Title Land Trust #1107876

PREMISES AFFECTED: 7292 W. Devon Ave./6405 N. Avondale Ave.

SUBJECT: Application for a special use to permit the establishment of an accessory 3-lane drive-thru facility to serve a proposed 2-story bank.

354-11-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Yan Xue **OWNER:** The Marouf LLC

PREMISES AFFECTED: 5785 N. Lincoln Ave.

SUBJECT: Application for a special use to permit the establishment of a massage establishment.

361-11-S ZONING DISTRICT: DX-12 WARD: 42

APPLICANT: New Cingular Wireless PCS LLC

OWNER: 111 East Chestnut Condominium Association`

PREMISES AFFECTED: 111 E. Chestnut Street

SUBJECT: Application for a special use to permit the establishment of 9 proposed wireless communication antennas on an existing building extended above the allowable 75' in height to a proposed 100'.

362-11-S ZONING DISTRICT: DX-16 WARD: 2

APPLICANT: New Cingular Wireless PCS LLC **OWNER:** American Youth Hostels – Chicago, Inc. **PREMISES AFFECTED:** 24 E. Congress Parkway

SUBJECT: Application for a special use to permit the establishment of 9 proposed wireless communication antennas on an existing building extended above the allowable 75' in height to a proposed 114'.

363-11-S ZONING DISTRICT: DR-7 WARD: 42

APPLICANT: New Cingular Wireless PCS LLC **OWNER:** 227 Walton Condominium Association **PREMISES AFFECTED:** 227 E. Walton Street

SUBJECT: Application for a special use to permit the establishment of 9 proposed wireless communication antennas on an existing building extended above the allowable 75' in height to a proposed 145'.